

EMMERT R. BOWLUS, being first duly sworn, deposes and says:

By Mr. S torm:

Q Mr. Bowlus, you are a realtor?

A Yes, sir.

Q And you inspected the property in question, being the same property conveyed to Charles L. W. Hildebrand by deed recorded in Liber 358, folio 323?

A That's right. I inspected the property sometime during the month of October, 1957. I haven't been there since that time, but there was nobody living in the property.

It is located on the south side of the main street through Jefferson, near the East end of Jefferson. The lot is approximately 75 feet frontage and about 260 feet in depth, with a side drive along the property to have access to the garage or to the rear, although the rear land is of no particular value except for garden or patch, something of that nature. There is no other access to the rear except from the front. It runs back to a field on the Boyer farm.

The improvements consist of a very old brick house. Front part contains three rooms on the first floor and two rooms on the second floor - two large rooms. Electricity is only in part of the dwelling. Then there is a rear addition which might be called a kitchen. Then it has one room or one and a half rooms on the first floor, and that is in very poor shape. The floors are bad and weak. The property is in general in very poor repair. There is no water in the dwelling, and of course no bathroom or heating plant. There is a well in the back yard. The outbuildings in my opinion are not worth building space. The stable has practically fallen down, and really isn't a safe stable— couldn't get the doors open to get into it. In its present condition it would not, in my opinion,